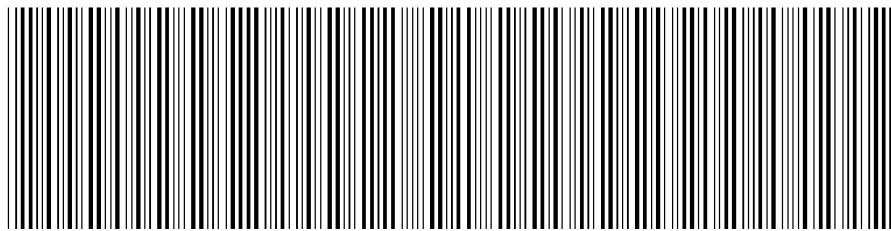


EXHIBIT

34

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2020073100306001

Document Date: 07-21-2020

Preparation Date: 07-31-2020

Document Type: DEED

Document Page Count: 4

PRESENTER:

METROPOLITAN ABSTRACT CORP
AS AGENT FOR FIRST AMERICAN (NY351016)
ONE OLD COUNTRY RD, SUITE 140
CARLE PLACE, NY 11514
516-741-5474
AMIRANDA@METROPOLITANABSTRACT.COM

RETURN TO:

METROPOLITAN ABSTRACT CORP
AS AGENT FOR FIRST AMERICAN (NY351016)
ONE OLD COUNTRY RD, SUITE 140
CARLE PLACE, NY 11514
516-741-5474
AMIRANDA@METROPOLITANABSTRACT.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
MANHATTAN	1461	1129	Entire Lot	PH31 400 EAST 67TH STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
MANHATTAN	1461	1140	Entire Lot	SU11 400 EAST 67TH STREET
Property Type: STORAGE ROOM				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

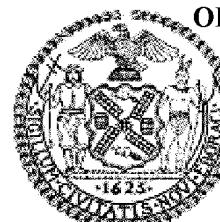
PARTIES

GRANTOR/SELLER:
MONSTER 400 LLC
9100 WILSHIRE BLVD., #1000W
BEVERLY HILLS, CA 90212

GRANTEE/BUYER:
JOHN'S MOUNTAIN LLC
400 EAST 67TH STREET, UNIT PH31
NEW YORK, NY 10065

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 142,357.50
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$ 64,935.00 + \$224,775.00 = \$	289,710.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 60.00		
Affidavit Fee:	\$ 0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-31-2020 16:07

City Register File No.(CRFN):
2020000217552

Amber M. Hill
City Register Official Signature

NY351016

0c — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

1647835
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

State of New York
THIS INDENTURE, made the 21st day of July, in the year 2020
BETWEEN

MONSTER 400 LLC,

having an address at: **9100 Wilshire Blvd., #1000W, Beverly Hills, CA 90212,**

party of the first part, and

JOHN'S MOUNTAIN LLC,

having an address at: **400 East 67th Street, Unit PH31, New York, New York 10065,**

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **ten** dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

B-1461
SEE ATTACHED "SCHEDULE A" MADE A PART HEREOF.

1129
Being and intended to be the same premises described in Deed recorded in CRFN 2016000360456.

1140
Said condominium unit intended for residential purposes only.

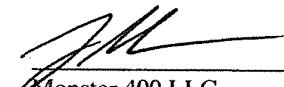
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Monster 400 LLC
by: *Jesse Gordon, Authorized Signatory*

METROPOLITAN ABSTRACT CORPORATION

Title Number: NY351016

S C H E D U L E "A"

The Condominium Units (the "Units") in the building (the "Building") known as The Laurel Condominium (the "Condominium") and by the street number for residential units of 400 East 67th Street, in the Borough of Manhattan, and the City, County and State of New York, said Units being designated and described as Residential Unit No. PH31 and Storage Unit No. SU11, in that certain declaration dated October 6, 2008, made by 1240 First Avenue LLC pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act") establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated, which declaration was recorded in the New York County Office of the Register of The City of New York (the "City Register's Office") on November 3, 2008, CRFN 2008000427186, as amended in CRFN 2008000472586 and CRFN 2011000094560 (such declaration and any amendments thereto are collectively referred to as the "Declaration"); the Units also being designated, respectively, as Tax Lot 1129 and Tax Lot 1140 in Block 1461 on the Tax Map of the Real Property Assessment Department of The City of New York for the Borough of Manhattan and County of New York and on the "Floor Plans" of the Building certified by Costas Kondylis and Partners, LLP, on October 8, 2008, and filed with the Real Property Assessment Department of the City of New York on October 3, 2008, as Condominium Plan No. 1974 and also filed in the City Register's Office on November 3, 2008, as Condominium CRFN 2008000427187.

TOGETHER with, respectively, an undivided 2.13760% and an undivided 0.0041% interest in the Common Elements of the Condominium.

Subject to all exceptions to title and to such other liens, agreements, covenants, easements, restricts, declarations, consents and other matters of record or set forth in the Condominium Plan for the Condominium as pertain to the Units, to the Land and/or to the Building.

The Units are intended for use only as a dwelling or, with respect to Unit SU11, storage.

The Land on which the Condominium is located is described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan and County of New York, City and State of New York, bounded and described as follows:

METROPOLITAN ABSTRACT CORPORATION

Title Number: NY351016

S C H E D U L E "A" (continued)

BEGINNING at the corner formed by the intersection of the easterly side of First Avenue with the southerly side of East 67th Street;

RUNNING THENCE easterly along the southerly side of East 67th Street, 113 feet;

THENCE southerly parallel with the easterly side of First Avenue, 100 feet 5 inches;

THENCE westerly parallel with the southerly side of East 67th Street, 113 feet to the easterly side of First Avenue;

THENCE northerly along the easterly side of First Avenue, 100 feet 5 inches to the point of BEGINNING.

FOR
CONVEYANCING
ONLY

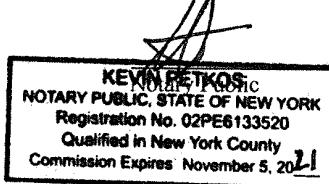
The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 20th day of July in the year 2020, before me, the undersigned, JESSE FONZI personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Kevin Petkos

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:
 On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in
 (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed with
covenant against Grantors Acts**

**METROPOLITAN ABSTRACT
CORPORATION**
One Old Country Road
Carle Place, New York 11514

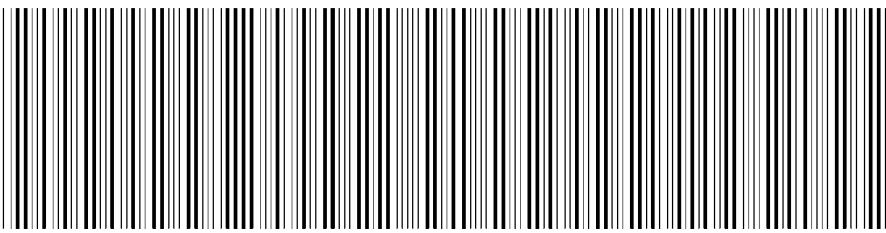
Title No. NY 351 016

SECTION

BLOCK 1461

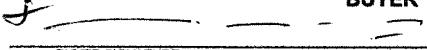
LOT 1129 & 1140

COUNTY New York

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2020073100306001001SF050	
SUPPORTING DOCUMENT COVER PAGE		
Document ID: 2020073100306001	Document Date: 07-21-2020	Preparation Date: 07-31-2020
Document Type: DEED		
ASSOCIATED TAX FORM ID: 2020062600294		
SUPPORTING DOCUMENTS SUBMITTED:		
RP - 5217 REAL PROPERTY TRANSFER REPORT	1	Page Count
SMOKE DETECTOR AFFIDAVIT	1	

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		DATE	BUYER'S ATTORNEY	
 BUYER SIGNATURE 400 EAST 67TH STREET, UNIT PH31		7/21/2020	LAST NAME <u>Hardy</u> FIRST NAME <u>Peter</u> STREET NUMBER <u>212</u> STREET NAME (AFTER SALE) <u>338-9700</u> CITY OR TOWN <u>NEW YORK</u> STATE <u>NY</u> ZIP CODE <u>10065</u>	
		AREA CODE	TELEPHONE NUMBER	
		SELLER SIGNATURE <u>Jesse Gordon</u>	SELLER DATE <u>7/20/2020</u>	

MARWAAN /Reedine, Member

Jesse Gordon, Authorized Signatory

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York } SS.:
County of }

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

400 EAST 67TH STREET , PH31 ,
Street Address Unit/Apt.

MANHATTAN New York, 1461 1129 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

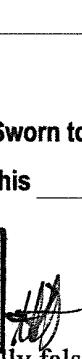
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

MONSTER 400 LLC

Name of Grantor (Type or Print)


Signature of Grantor
JESSE GORDON, AUTHORIZED SIGNATORY

Name of Grantee (Type or Print)

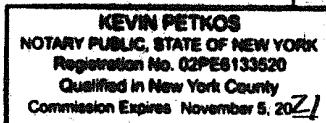
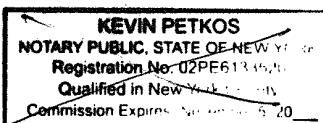

Signature of Grantee

Sworn to before me

this 20 day of JULY 20 20

Sworn to before me

this _____ day of _____ 20 _____



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of }

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

400 EAST 67TH STREET , PH31 ,
Street Address Unit/Apt.

MANHATTAN **Borough** **New York,** **1461** **Block** **1129** **Lot** (the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

MONSTER 400 LLC
Name of Grantor (Type or Print)

John's Mountain LLC

Name of Grantee (Type or Print)

Authorizes
Signature of Grantor

Signature of Grantee

Signature of Grantee
MARWAN Khei Redine, member

Sworn to before me

this 2015 day of July 20 20

Sworn to before me

this 21 day of July 2020

IRENE A VAVOULES
Notary Public, State of New York
Registration No. 01VA5088906
Qualified in Suffolk County
Commission Expires December 1, 2021

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

Affidavit of Compliance with Smoke Detector Requirement by one and Two Family Dwellings

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
400 EAST 67TH STREET	SU11	MANHATTAN	1461	1140